

095.0

0005

0003.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,009,800 / 1,009,800

USE VALUE: 1,009,800 / 1,009,800

ASSESSED: 1,009,800 / 1,009,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LANGLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ADAMS CHRISTOPHER M &	
Owner 2: ADAMS JAN ANTOINETTE	
Owner 3:	

Street 1: 8 LANGLEY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CHAVES DOROTHY M -

Owner 2: -

Street 1: 8 LANGLEY RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 8,635 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 2939 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 3 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8635		Sq. Ft.	Site		0	70.	0.79	4									475,333						475,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							8635.000		534,500				475,300		1,009,800							
Total Card							0.198		534,500				475,300		1,009,800		Entered Lot Size					
Total Parcel							0.198		534,500				475,300		1,009,800		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		343.55		/Parcel: 343.5				Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.									
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		Date		PRINT		LAST REV		ASR Map:			
2020	101	FV		543,200	0	8,635.	475,300	1,018,500	1,018,500	Year End Roll		12/18/2019									
2019	101	FV		412,600	0	8,635.	475,300	887,900	887,900	Year End Roll		1/3/2019									
2018	101	FV		412,600	0	8,635.	407,400	820,000	820,000	Year End Roll		12/20/2017									
2017	101	FV		412,600	0	8,635.	380,300	792,900	792,900	Year End Roll		1/3/2017									
2016	101	FV		412,600	0	8,635.	325,900	738,500	738,500	Year End		1/4/2016									
2015	101	FV		392,100	0	8,635.	292,000	684,100	684,100	Year End Roll		12/11/2014									
2014	101	FV		392,100	0	8,635.	270,300	662,400	662,400	Year End Roll		12/16/2013									
2013	101	FV		392,100	0	8,635.	257,700	649,800	649,800			12/13/2012									



Prior Id # 1:	62522
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:25:55
Print	
Last Rev	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	- Colonial			Full Bath: 1	Rating: Average			SINK IN BSMT.										
Sty Ht: 2	- 2 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1	- Concrete			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath: 2	Rating: Average													
Prime Wall: 4	- Vinyl			A HBth: 1	Rating: Very Good													
Sec Wall: 8	- Brick Veneer	50%		OthrFix: 2	Rating: Average													
Roof Struct: 1	- Gable			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1										
Color: WHITE				A Kits: 1	Rating: Average													
View / Desir:				Fppl: 2	Rating: Good													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: B- - Good (-)				CONDOS INFORMATION														
Year Blt: 1960	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct: G16		Fact: .		Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		No Unit	RMS	BRS	FL							
Prim Int Wall: 1	- Drywall			Functional:		%		1	8	3								
Sec Int Wall:		%		Economic:		%												
Partition: T	- Typical			Special:		%												
Prim Floors: 3	- Hardwood			Override:		%												
Sec Floors: 4	- Carpet	40%		Total:	18.6	%		Totals										
Bsmnt Flr: 12	- Concrete							1	8	3								
Subfloor:				CALC SUMMARY				COMPARABLE SALES				SUB AREA						
Bsmnt Gar:				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price						
Electric: 3	- Typical			Size Adj.: 1.10634315														
Insulation: 2	- Typical			Const Adj.: 1.01087916														
Int vs Ext: S				Adj \$ / SQ: 139.797														
Heat Fuel: 2	- Gas			Other Features: 148118														
Heat Type: 3	- Forced H/W			Grade Factor: 1.21														
# Heat Sys: 1				NBHD Inf: 1.00000000														
% Heated: 100		% AC: 60		NBHD Mod:														
Solar HW: NO		Central Vac: NO		LUC Factor: 1.00														
% Com Wall		% Sprinkled:		Adj Total: 656629														
				Depreciation: 122133				Juris. Factor: 1.00		Before Depr: 169.15								
				Deprecated Total: 534496				Special Features: 0		Val/Su Net: 132.14								
								Final Total: 534500		Val/Su SzAd: 232.30								
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:												
Make:		Model:		Serial #:		Year:												
SPEC FEATURES/YARD ITEMS				Color:														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 095.0-0005-0003.A
IMAGE																		
More: N	Total Yard Items:					Total Special Features:								Total:				
AssessPro Patriot Properties, Inc																		